

**LEMON GROVE CITY COUNCIL  
AGENDA ITEM SUMMARY**

**Item No.** 3  
**Mtg. Date** October 18, 2016  
**Dept.** Development Services

**Item Title:** **Ordinance No. 440 – Zoning Amendment ZA1-500-0004 Amending the Zoning District from Residential Low (RL) and Residential Low/Medium (RL/M) to Residential Medium (RM) on a Two Acre Property Located on the Southwest Corner of Palm Street and Camino De Las Palmas, Lemon Grove, CA**

**Staff Contact:** Ken Lounsbery, Deputy City Attorney  
David De Vries, Development Services Director

**Recommendation:**

Conduct second reading, by title only, and adopt Ordinance No. 440 amending the Zoning District from Residential Low (RL) and Residential Low/Medium (RL/M) to Residential Medium (RM) on a two acre property located on the southwest corner of Palm Street and Camino De Las Palmas, Lemon Grove, CA (APN: 503-252-42-00).

**Item Summary:**

On October 4, 2016, the City Council introduced Ordinance No. 440 (**Attachment A**). The proposed project is located on the southwest corner of Palm Street and Camino De Las Palmas on a 2.064 acre vacant site in the Residential Low and Residential Low/Medium zones (APN: 503-252-42-00). Ordinance No. 440 amends the Zoning District from Residential Low (RL) and Residential Low/Medium (RL/M) to Residential Medium (RM). Associated permits authorize a 24-lot subdivision, including 20 residential lots, one private street lot (0.30 acres), and three common area lots for the development of 14 single-family homes, three twin homes, two common area parks, and related improvements. The project is property owner initiated. If adopted, the Ordinance becomes effective on November 17, 2016.

**Fiscal Impact:**

No fiscal Impact.

**Environmental Review:**

- |  |  |
|--|--|
| <input type="checkbox"/> Not subject to review | <input type="checkbox"/> Negative Declaration                      |
| <input type="checkbox"/> Categorical Exemption | <input checked="" type="checkbox"/> Mitigated Negative Declaration |

**Public Information:**

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> None                     | <input type="checkbox"/> Newsletter article   | <input type="checkbox"/> Notice to property owners within 300 ft. |
| <input type="checkbox"/> Notice published in local newspaper | <input type="checkbox"/> Neighborhood meeting |   |

**Attachments:** A. Ordinance No. 440 – (ZA1-500-0004)



# Attachment A

## ORDINANCE NO. 440

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LEMON GROVE, CALIFORNIA APPROVING ZONING AMENDMENT ZA1-500-0004 AMENDING THE ZONING DISTRICT FROM RESIDENTIAL LOW (RL) AND RESIDENTIAL LOW/MEDIUM (RL/M) TO RESIDENTIAL MEDIUM (RM) FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF PALM STREET AND CAMINO DE LAS PALMAS, LEMON GROVE, CALIFORNIA**

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**WHEREAS**, the applicant, Chris Dahrting, Vista Azul, LLC, filed a complete application for approval of a General Plan Amendment (GPA-150-0003) and a Zoning Amendment (ZA1-500-0004) on September 15, 2016 to amend the General Plan from Transportation to Medium Density Residential and to amend the Zoning District from Residential Low and Residential Low/Medium to Residential Medium as part of a request for approval of a Tentative Map (TM0062) and Planned Development Permit (PDP150-0003) to authorize the subdivision of 2.064 acres of land into 24 parcels, including 20 residential lots with 20 dwelling units, a lot for a private street, a lot for common parking, and two lots for common open space; and

**WHEREAS**, on April 19, 2016, a public hearing was duly noticed and held by the City Council. At the April 19<sup>th</sup> hearing, the City Council reviewed and disapproved the project which proposed 22 units, 16 of which were in the attached twin-home configuration, and six of which were single-family residences. The City Council provided feedback that the project density was excessive and the project design should more closely reflect a single-family residential community. In response, the applicant submitted final revisions to the project plans on September 15, 2016 for City Council consideration. The revised project proposes 14 detached single-family units and six units in the attached twin-home configuration (20 units total). An additional common area park replaced a single-family residential lot adjacent to the public cul-de-sac. The new project proposes less environmental impacts and less impacts on City public services; and

**WHEREAS**, a Mitigated Negative Declaration (MND) of Environmental Impact will be filed subsequent to the adoption and final approval of the proposed project by the City Council. The Initial Environmental Study prepared for this project found that the project would have no significant effect on the environment because identified potentially significant impacts associated with Cultural Resources, Geology and Soils, Noise, and Mandatory Findings of Significance will be mitigated to below a level of significance. A notice of intent to adopt a mitigated negative declaration was filed with the County Clerk prior to the City Council public hearing; and

**WHEREAS**, on October 4, 2016, a public hearing was duly noticed and held by the City Council; and

**WHEREAS**, on October 4, 2016, the City Council approved Zoning Amendment ZA1-500-0004 and certified Negative Declaration ND16-04; and

**WHEREAS**, on October 4, 2016, the City Council introduced and conducted the first reading of Ordinance No.440; and

**WHEREAS**, on October 18, 2016, the City Council conducted the second reading of Ordinance No. 440; and

# Attachment A

**WHEREAS**, the City Council finds that the following findings required to approve a Zoning Amendment can be made in accordance with Section 17.28.080(B) of the Municipal Code:

1. That the proposed amendment is consistent with the General Plan, in accordance with Government Code Section 65860, as amended.

The existing General Plan land use designation is Transportation, which provides for transportation facilities and associated rights-of-way. This site was formerly Caltrans right-of-way which was sold after completion of SR-125. The proposed project includes a General Plan Amendment to redesignate the site from Transportation to Medium Density Residential. As a part of the Special Treatment Area overlay, the General Plan acknowledged that a future general plan amendment would be required after Caltrans sold excess right-of-way subsequent to construction of SR-125.

2. That the public health, safety, and general welfare benefit from the adoption of the proposed amendment.

The site is conducive to a higher density due to its location, which is on a high trafficked collector street, it is directly adjacent to a school on the west, and it is within a quarter mile of a bus stop. |

**THE CITY COUNCIL OF THE CITY OF LEMON GROVE, CALIFORNIA DOES ORDAIN AS FOLLOWS:**

**SECTION 1.** Finds and determines that the facts set forth in the recitals of this Ordinance are declared to be true; and

**SECTION 2.** Approves Zoning Amendment ZA1-500-0004 amending the Zoning District from Residential Low and Residential Low/Medium to Residential Medium for property located at the southwest corner of Palm Street and Camino De Las Palmas (APN No. 503-252-42-00).

**INTRODUCED** by the City Council on October 4, 2016.

**SECOND READING** by the City Council on October 18, 2016.

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